

**Draft**  
**STATE OF CONNECTICUT**  
**CONNECTICUT REAL ESTATE APPRAISAL COMMISSION**  
**Minutes of Meeting**  
**March 9, 2016**

The meeting was called to order by Commissioner Shawna Baron, at 8:36 a.m. in Room-117 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: Gerald Rasmussen (Cert. Gen. App. – 4<sup>th</sup> District)  
(Attended meeting by phone)  
John J. Galvin Jr. (Cert. Gen. App. – 5<sup>th</sup> District)  
Shawna M. Baron (Cert. Res. App – 5<sup>th</sup> District)  
Norris Hawkins (Public Member - 1<sup>st</sup> District)

Commission Members Absent: Christopher Italia, Chairman (Cert. Gen. App. - 1st District)

Commission Vacancies: Certified Appraiser  
Public Member (2)

Commission Counsel Present: None

DCP Staff Present: Linda Kieft-Robitaille  
Vicky Bullock  
Robin Washbond

Public Present: Glenn Packman  
Susan Marra

**Note:** The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division.  
For information contact Richard M. Hurlburt, Director, at (860) 713-6135 or Fax: (860) 706-1202.

Department of Consumer Protection Web Site: [www.ct.gov/dcp](http://www.ct.gov/dcp)  
Division E-Mail: [DCP.OccupationalProfessional@ct.gov](mailto:DCP.OccupationalProfessional@ct.gov)

## **MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve the minutes of the February 10, 2016 CT Real Estate Appraisal Commission meeting.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

None

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to add Dennis Chanski, Erin Pascale, Richard Seman and Theresa Rutherford to the agenda.

## **NEW APPLICANTS**

### **Glenn Packman, RCR Applicant – Review of sample selection**

Mr. Packman appeared before the Commission with his sponsor, Susan Marra. It was moved by Commissioner Baron, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously that Mr. Packman reappear before the Commission in two months, and provide two new samples for review by the Commission.

### **Dennis Chanski, RCR applicant – Review of additional logs and new sample selection**

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve the log; samples were selected.

## **REQUESTING EQUIVALENT EDUCATION CREDIT**

### **1. Joshua Martin, RCR -- Requesting 7 hrs for course: *Residential Appraisal Issues* by Columbia Institute**

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve 7 hours equivalent CE credit.

### **2. Jim Kyle, RCG -- Requesting 14 hrs CE for teaching**

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve 14 hours equivalent CE credit.

### **3. Linda Sepso, RCR -- Requesting 14 hrs CE for teaching**

It was moved by Commissioner Hawkins, Commissioner Galvin 2<sup>nd</sup>, and the motion carried unanimously to approve 14 hours equivalent CE credit.

4. **Paul Champagne, RCG -- Requesting 5 hrs CE for course: *Apartment Strategies Outlook*; and 7 hrs for *Annual Conference*. Both by National Multifamily Housing Council**

It was moved by Commissioner Baron, Commissioner Galvin 2<sup>nd</sup>, and the motion carried unanimously to approve 5 hours equivalent CE credit for the course *Apartment Strategies Outlook*, and to deny the request for 7 hours equivalent CE credit for the *Annual Conference*.

5. **Richard Lampert, RCG -- Requesting 7 hrs CE for course: *Manufactured Housing Valuation Certification Course* by American Association of Real Estate Schools and Colleges**

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve 7 hours equivalent CE credit.

6. **Paul Isolda, RCR -- Requesting 14 hrs CE for teaching**

It was moved by Commissioner Hawkins, Commissioner Baron 2<sup>nd</sup>, and the motion carried unanimously to approve 14 hours equivalent CE credit.

7. **Erin Pascale, RCR – Requesting equivalent CE credit for CCMA, 1A Course**

It was moved by Commissioner Hawkins, Commissioner Galvin 2<sup>nd</sup>, and the motion carried to approve 7 hours equivalent CE credit. Commissioner Baron abstained.

8. **Richard Seman, RCR - Requesting 3 hrs for CAAO course, *Intangible/Inchoate Property Rights: How Do They Affect Value? Are They Assessable?* and 3 hrs for CAAO course, *Affordable Housing Valuation and Land Use Appeals*.**

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve a total of 6 hours.

9. **Therese Rutherford, RCG – Requesting 10 hrs equivalent CE credit for *Chief Appraisers Roundtable***

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve 10 hours equivalent CE credit.

## **OLD BUSINESS**

### **Provisional Supervisor Responsibilities-update**

Attorney Vicky Bullock advised the Commission that AAG Alan Ponanski will prepare a draft opinion on this matter and is awaiting additional research information from Commissioner Rasmussen.

### **Governor's Bill No. 15: An Act Adopting The Requirements of North Carolina State Board of Dental Examiners v. Federal Trade Commission and Making Minor Revisions to Boards and Commissions Statutes**

Attorney Vicky Bullock shared an email from AAG Alan Ponanski stating that this matter is being worked on by the General Assembly and that any discussions and presentations by him or others with the Commission will be postponed until the General Assembly completes their work.

## **SCHOOL AND COURSE APPLICATIONS**

AAL.27 - Introduction to Land Valuation (CT Chapter AI) Previously approved for 2 hours at February 10 <sup>th</sup> meeting/ Approved for 3hrs by email vote on 2/16/16	3 hrs CE
AAL.28 – Drone Technology & Its Impact on Appraisal Industry Seeking reconsideration of hours. Commission approved 3hrs CE at February meeting	4 hrs CE
APR.20 – Residential Market Analysis and Highest and Best Use-online (Dynasty School)	15 hrs PL
APR.21- General Appraiser Site Valuation and Cost Approach-online (Dynasty School)	30 hrs PL
APR.22 – Statistics, Modeling and Finance-online (McKissock, LLC)	15 hrs PL
AAL.31 – Financial Institution's Guide to Commercial Appraisal (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.32 – Appraising Historic Properties (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.33 – Residential Appraisal Review (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.34 – Appraisal Review of Residential Properties – online (Massachusetts Board of Real Estate Appraisers)	7 hrs CE

AAL.35 – Methodology and Applications of Sales Comparison- online 7 hrs CE  
(Massachusetts Board of Real Estate Appraisers)

APR.23 – Statistics, Modeling and Finance 15 hrs PL  
(Massachusetts Board of Real Estate Appraisers)

AAL.37 - Property and Valuation Analysis for FHA – online 7 hrs CE  
(Massachusetts Board of Real Estate Appraisers)

It was moved by Commissioner Baron, Commissioner Galvin 2<sup>nd</sup>, and the motion carried unanimously to approve AAL.27, *Introduction to Land Valuation* for 3 hrs CE.

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve AAL.28, *Drone Technology & Its Impact on Appraisal Industry* for 4 hours CE, contingent upon an audit of this class to be conducted by a Commission member to confirm it is 4 hour class.

It was moved by Commissioner Baron, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve the above mentioned schools/courses as amended.

It was moved by Commissioner Baron, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to add the following schools/courses to the agenda:

APR.24 – 15-Hour National USPAP Course 15 hrs PL  
(American Society of Farm Managers and Rural Appraisers)

AAL.38 – Best Practices for Rural Property Appraisal 8 hrs CE  
(American Society of Farm Managers and Rural Appraisers)

AAL.39 – Valuation of Donated Real Estate, Including Conservation Easements  
2016 IRS Seminar  
(American Society of Farm Managers and Rural Appraisers) 8 hrs CE

APR.25 – General Report Writing and Case Studies- online 30 hrs PL  
(McKissock, LLC)

AAL.40 – CT Case Studies in Ad Valorem Taxation Litigation 2 hrs CE  
(CT Chapter of the Appraisal Institute)

AAL.41 – Appraisal of Single Tenant Distribution Centers – online 6 hrs CE  
(McKissock, LLC)

AAL.42 – Basic Hotel Appraising – Limited Service Hotels- online 7 hrs CE  
(McKissock, LLC)

AAL.43 – The Green Guide to Appraising  
(McKissock, LLC)

7 hrs CE

APL.56 - Professional Business Institute

New School Application

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve AAL.38, *Best Practices for Rural Property Appraisal*, for 8 hours CE contingent upon the school providing clarification of the (eight) hours.

It was moved by Commissioner Baron, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve the above mentioned school/course applications as marked.

### **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

None

### **ADJOURN**

It was moved by Commissioner Baron, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to adjourn the meeting at 10:00 a.m.

Respectfully submitted,

Robin Washbond  
Commission Secretary

**The next meeting of this Commission is scheduled for Wednesday, April 13, 2016 at 8:30 a.m. - Room 126**